

PLAN COMMISSION

Meeting Minutes

February 25, 2019

A regular meeting of the Plan Commission was called to order at 7:00 p.m. on February 25, 2019 in the City Hall Council Chambers by Chairman Peltier.

Members Present: Peltier, Cook, Cruz, Williams, Schwebs, and Kropp

Others Present: Dahl, Jones, Sander, Eide, Ludeman, and Prange

A motion was made by Cruz, seconded by Cook, to approve the minutes of the January 25, 2019 meeting. Motion carried.

Public Hearing:

The Chair opened the Terrace Ridge PUD Public Hearing with the developer, Paul Madsen, providing a project overview and noting similar developments this firm has completed through the area. The following people spoke in opposition to the proposed PUD for the Terrace Ridge multi-unit development on 21st Street E:

Paul Madson, Rita Devery, Cody Reimer, Kathy McNally, James Fiede, David Seime, Tony Govin, Ben Eastvold, Robert Rosendahl, and Jill Seime. James Fiede indicated that he has worked on other projects with this developer and felt they built quality/affordable rental units.

The Chair opened the Talon Development (The Heights) PUD Public Hearing with project representative, Josh Kruger, explaining the scope, pricing and amenities included in the proposed student rental facility. The following people spoke in opposition or with concerns regarding the PUD for The Heights multi-unit student housing development at 202 17th Avenue West: Jay Williamson, John Miller, David Seime, Tim Nelson, Andy Brockle, Robert Rosendahl, and Phyllis Parish.

Public Comments: None

Items of Discussion:

After Commission discussion and input from the developer, a motion was made by Kropp, seconded by Cruz to recommend City Council denial of the proposed Terrace Ridge PUD on Lot#1 CSM #3720 as presented but asked the developer to work with City staff on an alternate/less dense plan. Motion carried.

A motion was made by Kropp, seconded by Cook to recommend the City Council deny the Terrace Ridge rezoning from Single Family (R-1) to Multiple Family (R-3) for Lot #1, CSM #3720 as presented. Motion carried.

A motion was made by Cruz and seconded by Schwebs to favorably recommend City Council approval of the Talon Development (The Heights) PUD at 202 17th Avenue as presented. Motion carried Ayes 5 Nays 1.

A motion was made by Schwebs and seconded by Cook to approve the Dunn County Fish & Game off-premise sign request as presented with final location approval by the Director of Public Works. Motion carried.

A motion was made by Kropp and seconded by Cook to approve the Timber Valley preliminary plat in the Town of Red Cedar for Timber Ridge Homes as presented (pending Dunn County final approval). Motion carried.

No action was taken on the Johnson Motors CSM pending clarification of the Cedar Avenue W. right-of-way.

A motion was made by Kropp, seconded by Williams, to adjourn. Motion carried.

Respectfully Submitted,

Lowell Prange
Recording Secretary